

Local Market Update – December 2014

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Upper Charleston Peninsula

Area 52

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	244	232	- 4.9%
Closed Sales	9	12	+ 33.3%	199	198	- 0.5%
Median Sales Price*	\$264,000	\$350,500	+ 32.8%	\$276,250	\$329,000	+ 19.1%
Average Sales Price*	\$286,833	\$323,542	+ 12.8%	\$285,884	\$334,472	+ 17.0%
Percent of Original List Price Received*	93.6%	92.6%	- 1.1%	94.8%	94.6%	- 0.2%
Days on Market Until Sale	82	66	- 19.3%	89	84	- 5.8%
Inventory of Homes for Sale	71	45	- 36.6%	--	--	--

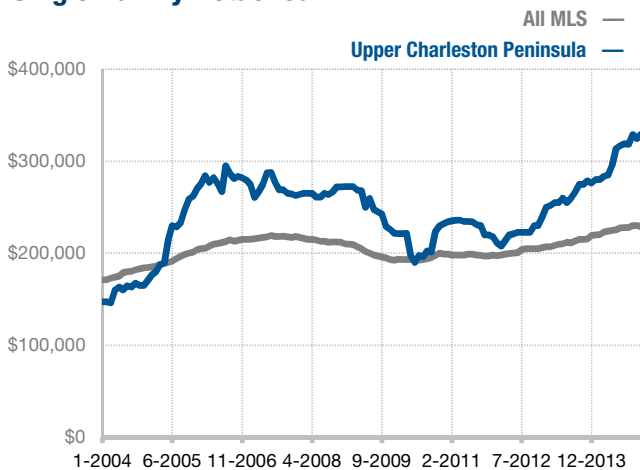
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	36	44	+ 22.2%
Closed Sales	3	3	0.0%	25	33	+ 32.0%
Median Sales Price*	\$320,000	\$380,000	+ 18.8%	\$230,000	\$320,000	+ 39.1%
Average Sales Price*	\$391,667	\$348,333	- 11.1%	\$276,026	\$365,578	+ 32.4%
Percent of Original List Price Received*	89.7%	92.7%	+ 3.4%	90.3%	93.6%	+ 3.7%
Days on Market Until Sale	121	53	- 56.4%	108	57	- 47.4%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

